



## Tynewydd Avenue, Pontnewydd offers over £200,000

- Council Tax - C. EPC - D.
- No onward chain.
- Sought after location.
- Downstairs WC.
- Three good sized bedrooms.
- Close to local schools, public transport links and local amenities.
- EPC Rating: D



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## About the property

This semi-detached house in a sought-after location offers three bedrooms, two reception rooms, a garden, and great potential for modernization, making it an ideal project for those looking to create their dream home, with excellent transport links, nearby schools, and no onward chain.







## Accommodation

### Porch

### Hallway

### Living Room

15' 1" x 11' 5" ( 4.60m x 3.48m )

### Dining Room

11' 5" x 9' 6" ( 3.48m x 2.90m )

### Kitchen

9' 6" x 9' 6" ( 2.90m x 2.90m )

### Utility Room

6' 2" x 6' 6" ( 1.88m x 1.98m )

### Wc

6' 2" x 6' 6" ( 1.88m x 1.98m )

### Landing

### Bedroom One

13' 5" x 10' 2" ( 4.09m x 3.10m )

### Bedroom Two

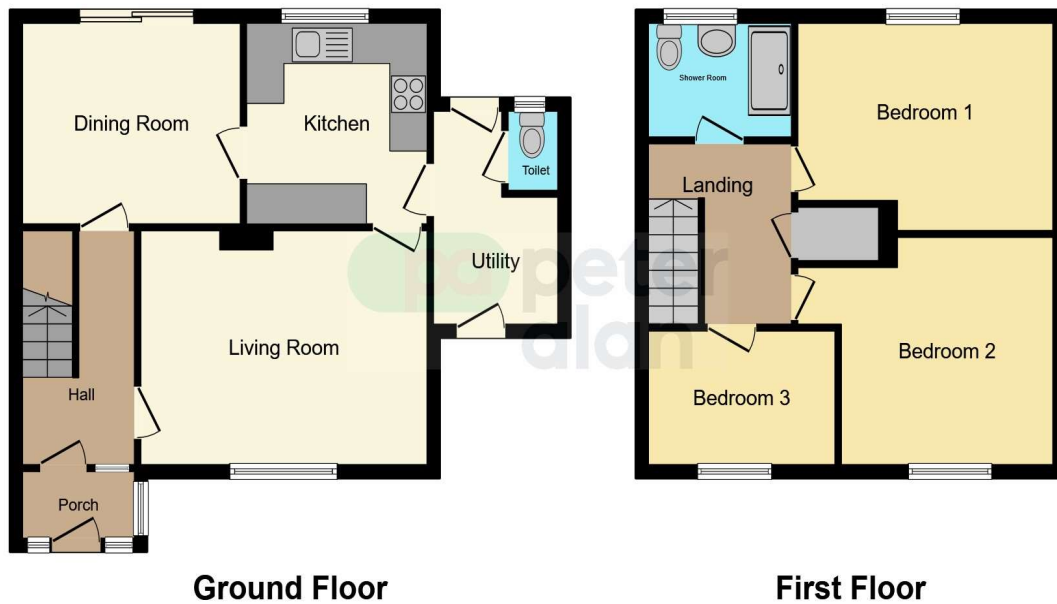
11' 1" x 11' 1" ( 3.38m x 3.38m )

### Bedroom Three

6' 6" x 9' 10" ( 1.98m x 3.00m )

### Shower Room

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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